

3493, 3497, 3499
INNES ROAD

CONCEPT PLAN

RETAIL A
 LAPENSEE MATTRESS
 GFA = 8,837 ft² (821m²)

RETAIL B

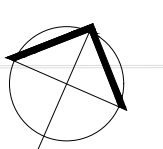
RETAIL B1
 GFA = 4,985

RETAIL B2
 GFA = 3,345

TOTAL
 GFA = 8,837 ft² (821m²)

Comprehensive Zoning By-law 2008-250		
LC Zone Provisions (Section 189)	Required	Provided
Minimum Lot Width (m)	No Minimum	90.8
Minimum Lot Area (m ²)	No Minimum	6136
Maximum Building Height (m)	12.5	6.5
Minimum Front Yard Setback (m)	3	3
Minimum Interior Side Yard Setback - Abutting Residential Zone (m) [East Lot Line]	5	3.5
Minimum Interior Side Yard Setback - Other Cases (m) [West Lot Line]	No Minimum	1.8
Minimum Rear Yard Setback (m)	7.5	15.8
Minimum Width of Landscaped Area - Abutting Street (m)	3	4.8
Minimum Width of Landscaped Area - Abutting Residential (m)	3	3
Parking Provisions (Sections 101, 110, 111 & 113)	Required	Provided
Minimum Bicycle Parking Rate - Retail Store [1 per 250m ² of GFA]	7 (1642m ² GFA)	8
Minimum Vehicle Parking Rate - Retail Store (Row N79) [3.4 per 100m ² of GFA]	56 (1642m ² GFA)	69
Minimum Loading Space Rate - Retail Store [1000-1999m ² GFA]	0 (1642m ² GFA)	2
Minimum Width of Landscaped Area Around Parking Lot - Abutting a Street (m)	3	10
Minimum Width of Landscaped Area Around Parking Lot - Not Abutting a Street (m)	1.5	0.4

INNES ROAD




Lapensée Mattress

SITE PLAN

SCALE 1:500
 DEC 23, 2022

D00-00-00-000

DWG 123456

RESIDENTIAL

RESIDENTIAL

LOCAL COMMERCIAL

RESIDENTIAL

3493, 3497, 3499
INNES ROAD

CONCEPT PLAN

RETAIL A

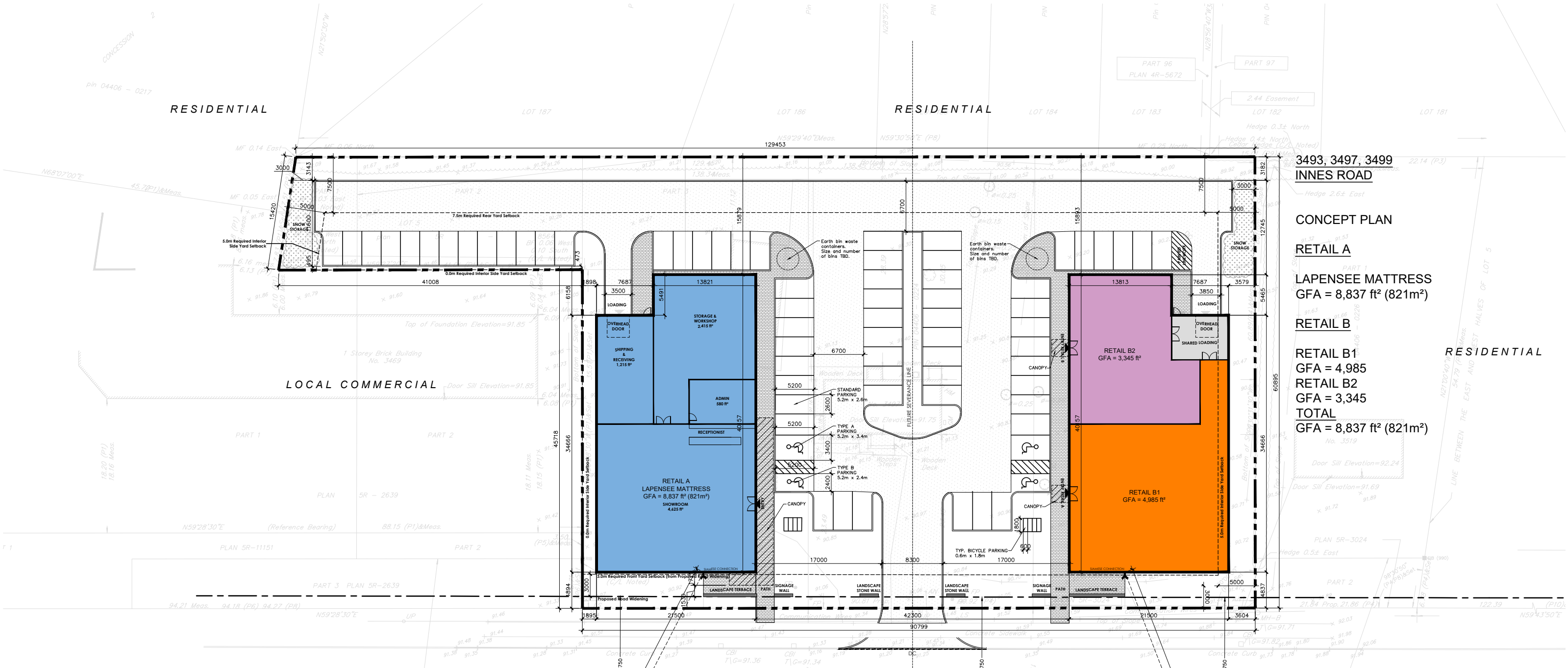
LAPENSEE MATTRESS
GFA = 8,837 ft² (821m²)

RETAIL B

RETAIL B1
GFA = 4,985

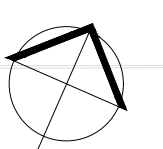
RETAIL B2
GFA = 3,345

TOTAL
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INNES ROAD



D00-00-00-000

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Lapensée Mattress

GROUND FLOOR

SCALE 1:500
DEC 23, 2022